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Professional Engineering and Land Surveying
Established 1981

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07 October 2025

Town of Saugerties Planning Board
4 High Street
Saugerties, NY 12477

**SUBJECT: PROPOSED SUBDIVIAION- SOLO HOLIDAYS LLC SUBDIVISION
TOWN OF SAUGERTIES- UKSTER COUNTY, NY
PROPERTY OFF OF COTTONTAIL LANE AND NYS RT. 212,
SBL 27.2-8-28 & 32.110
OUR JOB NO. D25-093**

Dear Chairperson Post and Planning Board Members:

In August 2025, our office submitted draft 8-lot subdivision plan for the SUBJECT property with proposed access from Cottontail Lane.

Pursuant to the comments and discussions during the August Planning Board meeting, as well as the notes received from the Town Planner, we are providing an updated draft plan for your review. The revised submission addresses the following key updates:

1. Wetlands Determination:

Our office contacted the NYSDEC to request a Jurisdictional Determination (JD) regarding the wetland area located on-site. On September 12, 2025, we received an official determination letter stating that the wetland on the property **is not regulated as a freshwater wetland**, and therefore, **no freshwater wetland permit is required**. A copy of the correspondence from NYSDEC is attached for your records.

2. Alternative Access Route

Following multiple concerns raised by neighboring property owners on Cottontail Lane regarding current drainage conditions on their properties, the narrow nature of the road, and potential traffic impact, our office has revised the plan to accommodate an alternative entrance.

The updated plan now proposes site access from NYS Route 212. This location had previously been evaluated during the review of a past application for an 85-site campground on this property and was deemed suitable for that level of traffic. Given the substantially lower impact of the current subdivision proposal, we believe this entrance point is more than adequate and helps address the concerns of the neighboring community.

3. Subdivision Revision

As a result of relocating the site entrance and the removal of any potential wetland buffer restrictions, the updated plan now reflects a 9-lot subdivision. The overall subdivision concept remains consistent with the original proposal: a low-density development featuring large lots and designed to preserve much of the site's existing natural features. This approach continues to prioritize minimal environmental impact by introducing a greenbelt area intended to further support the preservation of the site's natural landscape, enhance visual buffering, and maintain the rural character of the property.

4. Local Agency Referrals

Pursuant to the comments provided by the Town Planner, our office is forwarding the latest design plans to the Town of Saugerties Highway Department, the Town Engineer, and the Centerville Fire Department for their initial review and comments.

If you have any questions or require additional information, please feel free to contact me at this office.

Very truly yours,

PRAETORIUS AND CONRAD, P.C.

A handwritten signature in black ink, appearing to read 'Khattar I. Elmassalemah', written in a cursive style.

Khattar I. Elmassalemah, P.E.